

Draft Comprehensive Plan Revisions and Recommendations Matrix – Planning Commission Comments, July 2, 2015

	February 2015 Notes		Council Review Notes		Planning Commission Review
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Planning Commission Comments (unanimous by PC members present*)					
	i	Minor rewording.	The primary goal of TCCP is to preserve the <u>to promote a high</u> quality of life and rural character, to preserve the rural character of our county while <u>protecting</u> and to <u>protect</u> the health, safety and well-being of its citizens <u>in a resilient community</u> .		The Planning Commission points out the term resilient community is not defined or used within the plan, and implies a negative impression of the community at present. The Commission recommends striking the last four words and concurs with the other amendments.
	2-12	Development and Growth Policies Box	Policy 2.9: Restrictive regulations prohibiting premature development in Future Growth Areas until annexation occurs.	Alternative Policy Statement: County Development Regulations for Future Growth Areas <u>(also identified as TC Zoning Districts) in this land use plan should be coordinated with the provision of sewer service or proscribed until land is annexed into the incorporated town that will provide public services.</u>	The Planning Commission points out that TC zoning districts are expressly defined as areas to be developed after annexation: <i>This district protects the rural character of land within designated growth areas around incorporated towns, prevents sprawl, preserves the character and identity of towns, and preserves the opportunity for orderly, well-planned, future growth of these areas through re-subdivision and re-development after annexation into the towns.</i> The County has no zoning provision for subdivision or development at town density or for the development of municipal class infrastructure.

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	ii	New definitions included for; Designated Growth Area, Infill and Redevelopment and Population Centers.	p. iv: Amend and add definitions for 1. Village Population Areas 2. Village Growth Areas 3. Population Centers 4. Designated Growth Areas 5. Quality of Life.	1. Village Population Areas are those rural villages with a significant population density, the widest diversity of land uses and the presence of public facilities. 2. Village Growth Areas are master planned areas with suitable land available for infill, redevelopment and new development. 3. Definition for Population Centers ends with “Incorporated towns are all population centers.” 4. These are between incorporated towns <u>and the County's Countryside Preservation (CP) zoning designation</u> , and also <u>within suitable rural villages</u> . 5. <u>Quality of Life includes</u> <u>· Access to affordable workforce housing opportunities for residents of all ages and incomes.</u> <u>· Adequate public transportation</u> <u>· Health services including mental health services</u> <u>· High speed internet access.</u>	<i>If the Council decides to designate certain villages as growth areas, the Planning Commission recommends:</i> If definitions 1 & 2 are used, individual village population and growth areas should be identified and mapped. Additional detail should be added to the plan to establish the suitability of some villages for more than limited growth. 1. Should be amended as follows: the widest diversity of land uses and the presence of public facilities, <u>transportation and infrastructure</u> . The Planning Commission concurs with items 2. through 4. Items in 5. are not needed.
	2-1	Revised and expanded	Replace ‘smart growth’ with ‘strategic land management practices’ in 2 nd vision statement.		The Planning Commission recommends that the term Smart Growth should not be replaced; it remains part of State legislation regarding land use planning.
	2-3	Land Use Policies box	Policy 2.3, Amend to add ... development should be located in the designated growth areas, incorporated towns <u>and village growth areas</u> .	Village growth areas will be defined in the definitions section of the preface.	The Planning Commission recommends the following: development should be located in the designated growth areas, incorporated towns <u>and designated village growth areas</u> . See item ii above, any villages suited for growth should be designated.

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	2-3	Land Use Policies box	Policy 2.5, Revise to: Sensitive environmental areas shall be protected <u>and mitigated</u> to the greatest extent possible.		The Planning Commission recommends the following: Sensitive environmental areas shall be protected <u>and or mitigated on site</u> to the greatest extent possible.
	2-4	1.a. Existing Developed Areas	II.A. (bottom of first column) Q: Are towns the only logical locations for compact development? How can this paragraph be revised?	Do policy 2.11 and definition for Village Growth Areas provide adequate accommodation for future development and infrastructure investments?	<i>If the Council decides to designate certain villages as growth areas, the Planning Commission recommends</i> expanding on the definition of Village Growth Areas in this section, to outline development standards in appropriately designated villages and mapping all village areas designated for growth. <i>See 2-19 in this section.</i>
	2-10	A. 1.c. Community Conservation: Expanded explanation on village growth policies, PFA regulations and the purpose for sewer extension.	Section II A 1 c. Delete quote in italics from PFA guidelines. Also portion of paragraph on infill beginning, ‘Additionally, as a guide for infill and limited peripheral development...’	New illustration to replace village example in draft.	The Planning Commission recommends that any growth policy or diagram regarding village growth reference scale, boundaries, infill or peripheral development be consistent with other (state or federal) regulations.
	2-11	Guidance on new development in villages.	Additionally, as a guide for infill and limited peripheral development resulting from subdivision of existing village parcels, the total of new lots created on such parcels shall be limited to ten percent of the existing number of buildable lots within the village.	See definition of Village Growth Areas on p. iv. of draft plan.	See comment above.

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	2-12	Development and Growth Policies Box	Policy 2.8: Detail recommended changes to airport overlay zone and residential development prohibition area in the immediate approach paths to the airport.	See Chapter 3, Section III C (Air Transportation).	The Planning Commission recommends stating that the zoning ordinance will be in conformance with FAA safety and noise abatement regulations.
	2-12	Development and Growth Box -- Policies 2.16 & 2.17 are new.	Policy 2.15 , Amend: Village growth should be limited to <u>emphasize</u> infill and peripheral development. Residential infill development and redevelopment should be compatible with existing character and density of the village.	See Policy 2.16, in the Concurrence section below.	The Planning Commission recommends that, should this policy be adopted, the County shall include in the budget funds for an independent contractor to develop master plans for all villages to be designated as growth areas, prior to accepting applications for new development.
	2-12	Development and Growth Policies Box	2.17 – The County will promote housing rehabilitation and affordable housing initiatives where environmental and other conditions permit.		The Planning Commission recommends the following: The County will promote housing rehabilitation and affordable housing initiatives <u>in the most appropriate areas.</u> Also, Workforce and Affordable Housing should be defined in the Plan (See 4-10 below).
	2-17	Notes the County has no TDR program following 2005 Plan.	IV. Remaining Recommendations A: No ideas or proposals given.	The County should discuss possibility for inter-jurisdictional TDR or density exchange to encourage greater density in appropriate villages or other non-municipal setting.	The Planning Commission recommends the following: The County should discuss possibility for inter-jurisdictional TDR.

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	2-19	‘The County should encourage cooperative strategies with the towns...’	IV Remaining Recommendations E. Infill and Community Redevelopment: Last paragraph should suggest larger scale greenfield development to encourage village vibrancy and promote affordable and workforce housing.	New policy should be recommended to require master plans for larger scale and new styles of development (e.g. town houses) in rural and low development density areas.	The Planning Commission does not concur and recommends: Infill and community redevelopment should be limited to annexed Designated Growth Areas or designated and master planned Village Growth Areas if adopted by Council. Plans should detail the number, scale, design and locations of all new construction. <i>See 2-19 in the non-concurrence section.</i>
	2-22	SB236 (Septics)	VII. Recent State Law More complete description of state Tier guidance. Identify Tier II A,B,C in terms of timing of development and growth area designation. Add description of small scale subdivision.	Definitions of Tiers IIIA and IIIB would also need to be modified (p. 2-23) if the criteria for sewer connections to villages changes from what was adopted in 2012. Introduce criteria for areas of limited sewer availability.	The Planning Commission recommends: Remove the HB236 definitions of the four tiers from the plan and replace with direction to the Maryland Land Use Article 1-508 for the legislative description. Retain the definitions of Tiers IIIA and IIIB. Village Master Plans should include mapping the extent of subdivision and new housing unit development to be accommodated on County sewer service. <i>See 2-22 in the Non-concurrence or objection section below.</i>
	2-37	Modified slightly from adopted 2012 map due to parcel errors.	Additional map modifications required. Create detail maps for areas of the County.	Tier map should align with Land Use Plan map. Some Tier IV areas would become Tier III if boundaries are modified as described below.	The Planning Commission recommends that the Department of Public Works provide Region 2 and Region 5 post-improvement capacity figures and the number of village parcels to be served, before moving to amend the tier map to provide sewer to parcels outside the villages. This is necessary to establish policy once the interim density regulations of Bill 1214 expire (when the Comprehensive Plan is adopted).

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	6-3	Water Resource Policies are from WRE, not 2005 Plan.	Policy 6.6, amend to: The County should <u>promote and encourage partnerships to maintain</u> comprehensive baseline data providing a measurable basis for pollution monitoring. Baseline data for air and water quality should be regularly updated to track progress on environmental impacts.		The Planning Commission recommends: The County should <u>promote and encourage partnerships to maintain</u> comprehensive baseline data providing a measurable basis for pollution monitoring. Baseline data for air and water quality should be regularly updated to tracked to measure <u>progress on environmental impacts quality indicators.</u> <i>Note: Air quality is measured and data should be available to the County from the Maryland Department of the Environment. Air quality impacts range from public health to agriculture.</i>
	6-12	II. B 2. Private septic systems	Communities in this area: add Williamsburg		The Planning Commission recommends striking the following incorrect sentence from this section: <i>Onsite septic systems in these villages are inspected and monitored to insure they are not contributing to surface water contamination or other adverse conditions.</i>
	6-18		6.15 The County will work to identify and prioritize <u>for connection to sewer systems, areas of failing, inadequate and substandard</u> septic systems and other nonpoint source pollution “hot spots”, <u>especially in coastal communities and subdivisions but not limited to Village Centers and current PFAs.</u>		The Planning Commission recommends: The County will work to identify and prioritize <u>for connection to sewer public wastewater systems, areas of failing, inadequate and substandard</u> septic systems, and other nonpoint source pollution “hot spots”, especially in coastal communities and subdivisions but not limited to Village Centers and current PFAs. <u>including areas of “limited sewer availability” as defined.</u>

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	9-6	Commercial Development-Gateway overlays, commercial strip development into mixed use centers, building and site design guidelines.	Section 6.b., Commercial Development	See Strip Development definition at the end of this document.	The Planning Commission recommends making no changes to this section. The first paragraph describes the pattern of commercial development the County’s design guidelines are meant to discourage.
	9-8 thru 9-13	Village Center Board, master planning process and village design guidelines. Added description of new Village Center zoning districts (VC, VC1, VC2)	B. Village Priorities 2.c (page 9-11) Procedures for moving a village to an alternative zoning (VC1, VC2).	Petitions, referendum, and eligible voters.	The Planning Commission recommends devising no special process to ratify village zoning changes. Such petitions can be handled under the existing zoning map amendment process.
	9-10	Contains discussion of Village Center Board, village plans and Zoning Ordinance amendment creating two additional zoning designations.	III. A. Village Planning Process – zoning.	Suggested options to facilitate villages being rezoned include a poll or referendum or town hall meeting. Decision points are who may vote, who manages the process and notification and explanation.	The Planning Commission recommends devising no special process to ratify village zoning changes. Such petitions can be handled under the existing zoning map amendment process.

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	9-14	Village Center Design Policies	9.13 The County will work to revise sewer connection and allocation policies to concentrate available capacity on addressing existing failing or polluting septic systems within village centers <u>and allow for moderate planned growth and development on existing lots of record within established sewer service areas.</u>	Establish lot yields for future subdivision in villages where sewer service is or becomes available, and criteria for connections to developed and undeveloped lots adjacent to villages or a sewer line.	<i>If the Council decides to designate certain villages as growth areas, the Planning Commission recommends:</i> The definition and establishment of Village Growth Areas and the development of Village Master Plans shall be used as the basis for village sewer connection policies. Growth Areas and Master plans will define specific areas for moderate planned growth, timing of development and ultimate lot yields for development.
Non- concurrence or objection (unanimous by PC members present*)					
	2-3	Land Use Policies box	Policy 2.2, Revise to: The County <u>supports new development of a controlled nature channeled into the most appropriate areas.</u>	Original text: <i>The County should continue a restrictive approach toward the use of land over which it has zoning authority, and new development should be of a controlled nature and channeled into the most appropriate areas and discouraged in others.</i>	The Planning Commission does not concur and supports leaving this statement in its existing form, as it has been a foundational policy through all previous plans: 2005 Plan – p. 3-3 1997 Plan -- p. 4-1 1990 Plan -- p. 4-1 1973 Plan – p. 63
	2-12	Development and Growth Policies Box	Policy 2.13: Industrial uses in village centers should allow for tourism or historical interpretation at existing or new industrial establishments (e.g.: Wye Mill).	See Policy 7-8 (page 7-9) to cover heritage tourism and historic interpretation activities.	The Planning Commission does not concur with this suggestion in this chapter, since heritage tourism is covered in Chapter 7, and recommends leaving Policy 2.13 as is: <i>2.13 Industrial uses in village centers should be limited to those that support agriculture, forestry and commercial maritime uses.</i>

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	2-19	'The County should encourage cooperative strategies with the towns...'	IV Remaining Recommendations E. Infill and Community Redevelopment: Last paragraph should suggest larger scale greenfield development to encourage village vibrancy and promote affordable and workforce housing.	New policy should be recommended to require master plans for larger scale and new styles of development (e.g. town houses) in rural and low development density areas.	The Planning Commission does not concur: With the establishment of large scale greenfield development areas. <i>See 2-19 in the Planning Commission recommendations section above.</i>
	2-22	SB236 (Septics)	VII. Recent State Law More complete description of state Tier guidance. Identify Tier II A,B,C in terms of timing of development and growth area designation. Add description of small scale subdivision.	Definitions of Tiers IIIA and IIIB would also need to be modified (p. 2-23) if the criteria for sewer connections to villages changes from what was adopted in 2012. Introduce criteria for areas of limited sewer availability.	The Planning Commission does not concur with: Removal of the HB236 definitions of the four tiers from the plan without acknowledging the statutory definition in the Maryland Land Use Article 1-508. Altering the definitions of Tiers IIIA and IIIB, or setting timeframes for Tier II, which will be determined by annexation. <i>See 2-22 in the Recommendations section above.</i>
	2-35	Land Use Plan in categories of Development and Growth, Rural Reserve and Sensitive Areas.	Village area land use planning should allow for linear growth along undeveloped roadsides adjacent to developed village areas where sewer service is or will become available.	Prior to Interim Zoning, VC density with sewer allowed for small lot subdivisions throughout. Future subdivision density and timing of new connections should be recommended so Public Works can amend sewer service plan and maps.	The Planning Commission does not concur with this suggestion. Village growth, particularly served by sewer, should take place within but not adjacent to existing VC boundaries.
	3-6	Regional and Local Road Policies	Policy 3.10 Strip forms of development will be prohibited <u>strongly discouraged</u> .	See definition of strip development at the end of this document.	The Planning Commission does not concur. Policies prohibiting this form of retail and commercial development, in order to preserve community character, have existed through several iterations of the Comprehensive Plan. 2005 Plan – p. 3-3 1997 Plan -- p. 5-3 1990 Plan -- p. 5-1 1973 Plan – p. 56

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	6-6	Future Development Scenario	Also, plans are underway to extend sewer to areas of failing septic systems <u>and environmentally sensitive areas...</u>		The Planning Commission does not concur with this suggestion. Plans are underway to extend sewer to areas of failing septic systems <u>only in existing communities.</u>
	6-10	Public Sewer Systems	Policy needed to connect lots outside villages to County WWTPs.		The Planning Commission does not concur with this suggestion. A policy and definition are needed to establish Areas of Limited Sewer Availability. (proposed language developed subsequent to the July 1 st /2 nd meeting provided in staff cover memo)
	6-13 and 6-17	II. B 3. Nutrient Discharges	Page 6-13 1 st paragraph <u>Like other waterways in the state, all of Talbot County's major waters...</u> Page 6-17 2 nd paragraph All of Talbot County's of the state's major watersheds...	Clarify that Talbot is not the only county with impaired waterways.	The Planning Commission does not concur with this suggestion. These are statements of fact. This is Talbot County's plan and each local government is required to act to address TMDLs established for its waterways.
	7-7	Updated	7.8, Amend with: Development will be directed to <u>Designated Growth Areas</u> in incorporated targeted towns with commercially and industrially zoned land. <u>Business parks will not be developed on septic systems.</u>		The Planning Commission does not concur with this suggestion. These concerns are covered by policies 2.3 and 2.11.

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	9-4	Future Residential Growth Policy 9.7	Future Residential Growth Policy 9.7 Such standards shall not permit land area utilized for golf course facilities to satisfy recreational space requirements.	This is a Critical Areas regulation and the golf course question is not relevant in this context.	The Planning Commission does not concur and recommends retaining this language to emphasize the difference between private land and public recreational space.
Special Concurrences, three alternative revisions (unanimous by PC members present*)					
	2-3	Reorganized - Planning Areas have been organized into three groups; Sensitive Areas, Rural Reserve and Development and Growth. These correspond to the zoning districts that were recommended and adopted from the 2005 Plan.	II General Land Use Plan Alternative revision #1: ... encouraging future residential, commercial and industrial growth to occur <u>adjacent</u> to the incorporated towns <u>and village growth areas</u> .	See definition of Village Growth Areas on p. iv.	The Planning Commission does not concur with this alternative.
	2-3		Alternative revision #2: ... encouraging future residential, commercial and industrial growth to occur <u>in</u> the incorporated towns <u>and strategically selected new centers with suitable infrastructure</u> .	New centers have not been described or mapped in the plan. See Policy 2.11 on page 2-12 for current development and growth policy.	The Planning Commission does not concur with this alternative.

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	2-3		Alternative revision #3: ...encouraging future residential, commercial and industrial growth to occur <u>in</u> the incorporated towns <u>and existing population centers with suitable infrastructure.</u>		The Planning Commission concurs with this alternative, with the following additional edit: <u>in the incorporated towns and existing population centers and designated growth areas with suitable infrastructure.</u>
Concurrences, with comments or modifications (unanimous by PC members present*)					
	1-1 thru 1-9	Revised using 2010 Census data and other current resources as available. Obsolete info from 2005 removed.	Section 1A 1. Population, Geographic and Age: Clarify growth rate statistic reported from 2005 plan, p.1-3. Clarify median household versus per capita, p. 1-5. income and add state comparison to per capita figure, p.1-7 Search for separate figures for education and health services employment, p.1-7	More current and comparable statistics will be inserted in next edition.	The Planning Commission concurs and suggests that more data could be added to this section reporting the number of homes presently for sale, the number of unimproved lots, the acreage available for development countywide, and the inventory of available commercial and industrial land.

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	1-9	IV. Summary	Talbot is a comparatively prosperous county. Though some poverty exists, incomes of most residents are adequate to meet their needs. <u>Although Talbot County is known as a wealthy county there are still many residents who live at or below the poverty level.</u>		The Planning Commission concurs. Poverty statistics should be cited to illustrate this point (see Table 1-9).
	3-6	Regional and Local Road Policies	Policy 3.16 The County should <u>maintain its system</u> to define how developers will participate in financing road infrastructure improvements.		The Planning Commission concurs , with this addition: The County should <u>maintain and strengthen where applicable, its system</u> to define how developers will participate in financing road infrastructure improvements.
	4-1	Expanded to include Housing and Parks from separate chapters in 2005 Plan.	Vision Add to 3 rd paragraph, ... in cooperation with incorporated towns <u>and suitable villages</u> , and nonprofit organizations...		<i>If the Council decides to designate certain villages as growth areas, the Planning Commission concurs</i> , with this modification: ... in cooperation with incorporated towns <u>and suitable designated village growth areas</u> , and nonprofit organizations...
	4-9		Policy box and policies for social service, mental health services.	No policy drafted at this time.	The Planning Commission concurs with the topic but would like the opportunity to review the draft policies.
	4-10	Relocated	IV New Section B, Workforce Housing	Section not drafted at this time.	The Planning Commission concurs with the topic but would like the opportunity to review the draft language.
	6-3		Policy 6.3, amend to: <u>Where required</u> , the County shall require evidence of Federal and state environmental permits ...		The Planning Commission concurs with the following revision: <u>Where required</u> , the County shall <u>call for</u> evidence of Federal and state environmental permits ...

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	6-18	Policies	6.20 The County shall require that all systems be fully inspected with arms length property transaction.	Environmental Health does not recommend this requirement (based on 2005 Plan, p.7-7). Alternatives may include: <ul style="list-style-type: none">• Voluntary inspection system with incentives for property owners,• Septic utility as proposed by DPW,• Strategic investigations of shoreline and other areas where insufficient records exist.	The Planning Commission concurs with striking and recommends replacing with: The County shall actively seek ways to improve the inspection of septic systems, in order to protect public health and environmental quality by correcting failing conditions.
	7-7	Updated along with above sections.	Economic Development Policy 7.3, Amend to: The County should consider <u>promoting and negotiating</u> broadband service as a public facility.		The Planning Commission concurs with the following revision: The County should consider <u>promoting and negotiating</u> broadband service as a public facility <u>utility</u> .
	9-8	This section updates commercial design standards from the 2005 Comprehensive Plan with subsequent amendments to the Zoning Ordinance.	II.A.6.b. Commercial Development, iv. Signage Questions on standards for commercial signs; illumination, changeable messages, animation. Also allowance for signage in certain commercial areas of a VC zone.	Page 9-8 outlines appropriate standards for the County’s commercial development areas. Zoning ordinance Section 190-160 outlines illumination standards, including flashing or intermittent lights or lights of changing degrees of intensity, with some exceptions. Section 190-161 prohibits in all districts signs that revolve, are animated or utilize movement or apparent movement, with some exceptions.	The Planning Commission suggests that permitting electronic signs in all VC zones would not be in keeping with the goal of protecting community character and would introduce potential driver distractions on public roads.
	9-11	B. 2. Compatible Activities	B. 2. Encourage Compatible Activities a. Regulations should continue to support the establishment of commercial businesses that can serve	Amend zoning ordinance; existing zoning links commercial activity to proximity to a post office or other business.	The Planning Commission Concurs with the removal of proximity requirements and suggests that, as outlined elsewhere, Village Master Plans can establish appropriate locations and types of businesses for individual villages. Additionally, the existing special

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			the local community while remaining consistent with the village’s character and appearance.	Zoning treats all business proposals the same way. Alternative standards for new local businesses to encourage development?	exception process can address some business site allowances.
				Consider modification of nonconforming uses in VC.	
	9-12	III. B. Village Priorities 4.Assure Pleasant, Safe and Adequate Public Facilities	New item: The County should continue to seek means of providing sewer services to the Villages wherever possible to improve environmental quality.		The Planning Commission concurs with the following revision: The County should continue to seek means of providing sewer services to the Villages wherever possible to improve environmental public <u>health and water</u> quality.
Concurrences (unanimous by PC members present*)					
	I	References HB297 as required.	P. I, Section I Purpose of the Plan	... an official public document <u>created by the community and adopted by the County Council</u> . It is the <u>policy</u> guide for public officials...	The Planning Commission concurs.
	V	Revised	VIII Implementation Include Planning Officer in all implementation.	... the Planning Commission <u>and Planning Officer</u> may establish a process to review ...	The Planning Commission concurs.
	VI	New section	Disclaimer ahead of list of resource links and documents.	<u>For informational purposes and not part of this Comprehensive Plan.</u>	The Planning Commission concurs.

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	2-1	Revised and expanded	p. 2-1: Replace ‘adequacy’ with ‘ability to provide’ in 1 st vision statement.		The Planning Commission concurs.
			Add ‘population centers’ after ‘planned growth’ in 2 nd vision statement.		The Planning Commission concurs.
	2-3	Updated, new zoning designations	Edit paragraph beginning ‘In addition, some village communities in the County’s designated growth areas’...		The Planning Commission concurs.
	2-5	1.b. Designated Growth Areas	II.A. Leapfrog development ... shall be avoided, <u>as well as ‘pipe stem’ or ‘panhandle’ annexations by Towns.</u>		The Planning Commission concurs.
	2-5	1.b. Designated Growth Areas	II.A. In paragraph beginning ‘Business and industrial uses’ adjust acreage figure to remove recently annexed non-residential land.		The Planning Commission concurs.
	2-6, 2-7, 2-8, 2-9	Changes based on CP and other revised zoning districts, plus annexations and town plans.	Add recommended zoning change description and map for CP area north of hospital site.		The Planning Commission concurs.

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	2-12	Development and Growth Policies Box	Policy 2.16: Revise to establish development policies for village growth areas.	Replacement: Development of Village Growth Areas should be accompanied by village master plans to help define village character and the limits of growth, and to assist County planning by outlining its vision for growth. The planning process shall seek input from village residents in order to facilitate community awareness.	<i>If the Council decides to designate certain villages as growth areas, the Planning Commission concurs</i> with this staff recommendation for development of Village Master Plans.
	2-15		II.A.3.b. Critical Area Growth allocation mentioned in column 2.	Growth allocation policy: Land area available for re-designation is limited to 5% of the County’s Resource Conservation Area (RCA) lands, as of 1989 (about 2,500 acres).	The Planning Commission concurs.
	2-17	Gateway Plan adopted following 2005 Plan.	III. Implemented Recommendation D: Since overlays have been in place for eight years or more it is appropriate to review their effectiveness and propose modifications where necessary.	Replacement: <u>This plan recommends periodic reviews of the effectiveness of the Gateway Overlay Districts, and, when necessary, modifications to improve their performance.</u>	The Planning Commission concurs.
	2-17	Notes MALPF is the only PDR program the County operates within, recommends developing a locally funded program for the CP zoning district.	IV Remaining Recommendation B, col. 2, 3rd paragraph: Talbot County should follow the lead of other counties in Maryland and develop a locally funded PDR program.	Add: The County should discuss possibility of raising preservation funds through a local agricultural transfer tax or other means, to support its preservation goals.	The Planning Commission concurs.
	2-20	V. Additional Planning Tools (not considered for use)	V. Additional Planning Tools A. Incentive zoning as an affordable housing development tool in selected VC zones (Village Growth Areas).	If amended, this section should recommend subdivision regulation amendments and master plan requirements in order establish the extent of incentives, densities and timeframes.	<i>If the Council decides to designate certain villages as growth areas, the Planning Commission concurs</i> with this staff recommendation. See 2-12 above.

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	2-20 and 2-21	UMMS Hospital site, Hyde Park, Spring properties and Talbot Commerce Park (with maps).	VI. Recent Annexations Some mention of DRRRA, Annexation Agreement, MOU and land use contingency plans should be included in discussion of UMMS site.	Researching these documents.	The Planning Commission concurs.
	3-8	Updated discussion of Easton airport.		FAA standards restrict structures to under 200 ft within 1,000 feet of runways. Noise abatement policies prohibit residential development within this radius if noise level is 65 db or greater.	The Planning Commission concurs.
	3-10	Future of Port	III. Other Transportation Modes D Comments on port redevelopment. Also see Transportation Policy 3.22.	Dredging for recreational use is only possible because of ongoing industrial activity at the port. If that activity would discontinue, a navigable channel may become a public expense.	The Planning Commission concurs that appropriate existing uses should be retained at the port of Easton. The Commission endorses the redevelopment notion but not the sketch plan by the EEDC. It would be an error to lose the critical industrial resource of a regional bulk materials landing site in Talbot County.
	3-11	Trails	III. Other Transportation Policies	Amend policy 3.19: End policy with bike routes, <u>walkways and expansion of rails to trails.</u> Amend policy 3.23: End with <u>or other compatible use.</u>	The Planning Commission concurs.
	3-12	Based on legislation and occurrences after 2005.	IV. Utilities C. New policy	3.29 When considering sites for commercial scale solar energy generation, priority will be given to placement on existing impervious surfaces, in order to aid in the retention of viable farmland.	The Planning Commission concurs.

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	4-1	Expanded to include Housing and Parks from separate chapters in 2005 Plan.	In 3 rd goal, amend: To <u>maintain and enhance</u> the system of parks and recreation facilities based on residents’ needs.		The Planning Commission concurs.
	4-3	Public safety	II. A. Public Safety Add info on fire companies, local police and States Attorney.		The Planning Commission concurs.
	4-4	New plan and focus, including coastal and climate hazards, community resilience and flood insurance program.	2. a. Priorities for Implementation Add accomplishments to list of plan priorities.		The Planning Commission concurs.
	4-7	Review of school finance and enrollment projections.	II.B. Education Restate school budget and County contribution to system. Update current and projected enrollment.		The Planning Commission concurs.
	4-8		Policy box and new policies.	New Policies: A. The County will maintain its support for higher education and will continue to provide funding to Chesapeake College according to the funding formula. B. The County will continue to provide funding and assistance to its most needy citizens; the elderly, the poor and the young, to ensure they can have a healthy and satisfying quality of life.	The Planning Commission concurs.
	4-8	Health Care and Social Services	III. A. Hospital Timetable for development.	Include info from Hospital MOU, on dates, uses and contingencies.	The Planning Commission concurs.

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	4-9		New elements of Section III. For mental health and drugs/addiction.		The Planning Commission concurs.
	4-9		D. 3. Homeless Services Add Neighborhood Services Center to providers.		The Planning Commission concurs.
	4-12	Relocated and amended	Policies page 4-15 4.22 The County should work to add additional properties <u>when opportunities present themselves</u> and continue to retain, maintain and improve existing facilities ...		The Planning Commission concurs.
	5-4		II. B. Conservation Programs The County should continue to support these organizations <u>with data sharing and other resources</u> in their efforts to acquire conservation easements.		The Planning Commission concurs.
	6-3 thru 6-16	Transcribed as adopted, data tables have not been revised or updated, no significant changes in projections.	Some tables appear to be outdated or do not reflect changing conditions.	Seeking updates for water withdrawal, system usage and capacity and other data.	The Planning Commission concurs.
	6-12	II. B 2. Private septic systems	Communities in this area: add Williamsburg		The Planning Commission concurs with adding this village.

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	6-13		Update table 6-6	Update nutrient load in table 6-6 for Tilghman and Oxford plants based on timing of upgrades and Plan approval.	The Planning Commission concurs.
	6-18	Water Resource Policies are from WRE, not 2005 Plan.	6.14 The County will require failing septic systems <u>in the Critical Area</u> to meet the <u>highest</u> standards of treatment <u>and encourage use of BAT systems.</u>		The Planning Commission concurs , with the addition of “countywide” at the end of this policy.
	6-22	III.B.5. Wetlands	Final sentence in this section: No development activities are allowed within the wetlands or buffer areas <u>without all required federal, state and county approvals and permits and compliance with all mitigation requirements.</u>		The Planning Commission concurs.
	7-7	Updated along with above sections.	7.4, Amend with: Workforce housing will be ... encouraged with <u>planning and development</u> incentives that result in retention and attraction of workers...		The Planning Commission concurs.
	8-4	List updated by Historic Preservation Commission	B. Action Items 1 The TCHPC should recruit and fund a full-time be <u>supported by a planner trained and experienced in historic preservation</u> ...		The Planning Commission concurs.

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			Historic Preservation Commission Policies The County will expand its efforts to protect and enhance the cultural heritage of the area by sponsoring <u>supporting and encouraging</u> heritage events and activities.	New Policy: <u>8.6 The County should explore the range and feasibility of local incentives to homeowners to establish and maintain historic districts on appropriate properties.</u>	The Planning Commission concurs.
	9-13	III. C. Village Design Guidelines	Re: Commercial outdoor storage: This does not include the personal property or equipment of watermen, <u>farmers</u> , or other....		The Planning Commission concurs.

* All members present for first day of review (through chapter 3) four members present for review of the balance of the comments on day two.